

**131 Gardiner Road
Prestonpans, EH32 9QR**

OFFERS OVER £205,000



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- Spacious end terraced villa on a large plot
- In excellent decorative order
- Hall, Livingroom, Sun room
- Modern fitted kitchen
- Three generous bedrooms, shower room
- Gas central heating. Double glazing
- Large gardens to front, side and rear. Driveway & garage
- EPC Band C, Council tax band C

Description

This is an immaculate end terraced villa situated on a large plot offering generously proportioned (100m sq) accommodation on this established residential estate close to excellent local amenities and train station. The accommodation, all in excellent decorative order benefits from gas central heating and double glazing throughout. It comprises an entrance hall, living/diningroom with gas fire and French doors to the sun room which in turn has French doors out to the garden, modern fitted kitchen with appliances and a modern fully tiled shower room with two piece white suite and shower cabinet. Upstairs there is a landing with window to the front and a hatch to the attic, three generous double bedrooms, all with storage.





Location

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass as well as having a railway station which gives access to central Edinburgh in around fifteen minutes. There are a number of local shops including a supermarket, schools and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park, Newcraighall, which offers a selection of "High Street" shops and superstores. A variety of leisure facilities are available in the area including Prestonpans swimming pool, a choice of golf courses and several sandy beaches.

Gardens & Parking

The property is situated on a large plot with a gated, beautifully maintained front garden with lawn, flower borders with a variety of plants shrubs and trees. A gate leads to the larger side and rear gardens which have a mixture of paved and pebbled areas, a vegetable patch, a variety of trees and shrubs, outside tap, greenhouse, wooden shed, tin shed and a gated monobloc driveway which leads to the detached double garage with power and light.

Extras

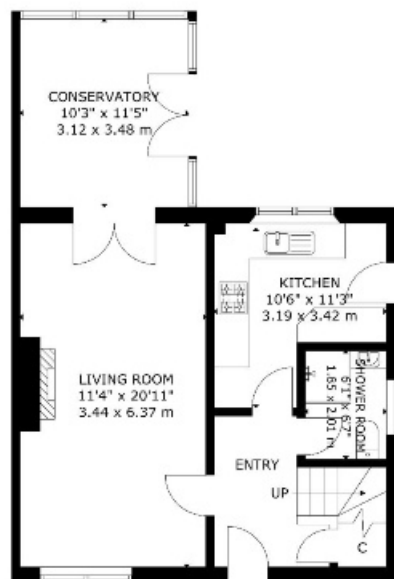
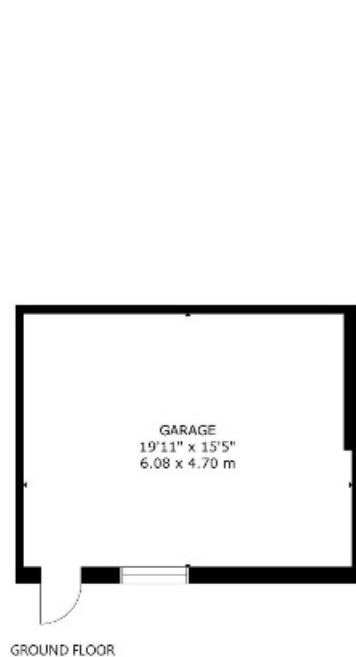
All the fitted floor coverings, blinds, curtains, integrated gas hob, oven, cooker hood, automatic washing machine, dishwasher, greenhouse, wooden and tin sheds are included within the sale price.

Home Report

The property has been valued at £210,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131



131 GARDINER ROAD PRESTON PANS EH32 9QR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,085 SQ FT / 101 SQ M
 GARAGE 29 SQ FT / 308 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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